

**TOWN OF GRANBY
ZONING BOARD OF APPEALS
MINUTES
October 21, 2014**

Present: Wayne Chapple, Robert Lindeyer, Judy Goff, and William Percival

Chairman Chapple convened the meeting at 7:30 p.m. and Secretary William Percival read the Legal Notice. The Legal Notice was published on October 10, 2014 and October 17, 2014 in the Connecticut Section of the *Hartford Courant*.

REGULAR MINUTES

ON A MOTION by R. Lindeyer, seconded by J. Goff, the Board voted 3-0-1 to approve the minutes of the regular meeting of April 15, 2014 as presented. W. Percival abstained.

Chairman Chapple explained the procedure of the meeting and noted to those in attendance that decisions would generally be mailed to the applicant within ten days. Approval, when granted, shall be null and void if not filed within 90 days of the approval date.

PUBLIC HEARING

The hearing on the appeal by Pamela Belknap seeking a variance to front yard requirements of Section 5.0 of the Zoning Regulations to allow construction of a steel frame carport for property located at 11 Basile Road, opened at 7:33 p.m.

Pamela Belknap, 11 Basile Road, appeared before the Board and explained her variance application, which proposes to place a steel frame carport on the property, to be located no more than 18 feet in front of the required 50 foot building line. The carport will be green to blend in with the landscape and be placed to the side of the existing garage. Meaghan Belknap, 11 Basile Road, stated there is a 25 foot right of way at the front of the property and she's been told the road will never be widened, providing extra footage. Mature trees and large shrubs would need to be removed in order to place this structure elsewhere on the property. Crushed stone is already in place in the area where the structure will be placed; no foundation is needed. Meaghan Belknap showed the location of the well to the Board members and stated the septic system is at the back of the house.

Public comment: Ramona Loven, 9 Basile Road, appeared and stated she has no objection to the proposed carport.

This public hearing closed at 7:48 p.m.

ON A MOTION by W. Chapple, seconded by W. Percival, the Board voted unanimously (4-0-0) to grant an appeal for front yard requirements for Pamela Belknap, as outlined in the subject file, for property located at 11 Basile Road as follows:

a front yard variance of 18 feet is approved to allow construction of a steel frame carport, as proposed.

The hardship included the preservation of old trees and vegetation.

The meeting was adjourned at 7:51 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary